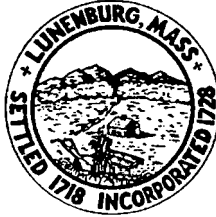


# ***TOWN OF LUNENBURG***

## ***Office of the Planning Board***

Matthew Allison, Chair  
Damon McQuaid, Vice Chair  
Gregory Bittner, Clerk  
Kenneth Chenis, Mbr.  
David Prokowiew, Mbr.



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960 Massachusetts Avenue  
Lunenburg, MA 01462

Adam R. Burney  
Land Use Director

Minutes  
September 26, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Matthew Allison, Damon McQuaid, Gregory Bittner, Kenneth Chenis, David Prokowiew, Adam R. Burney

### **MINUTES APPROVAL:** All minutes signed

**9/12/16-** Motion, D. McQuaid, Second, K. Chenis, all aye.

**9/12/16, 8 Massachusetts Avenue-** Motion, D. McQuaid, Second, K. Chenis, all aye.

**9/12/16, 155 Reservoir Road-** Motion, D. McQuaid, Second, K. Chenis, all aye.

**9/12/16, 274 Prospect Street-** Motion, D. McQuaid, Second, K. Chenis, all aye.

### **COMMITTEE REPORTS:**

**Stormwater Task Force-** Request for Bid sent out for preparation of MS4 Permit. Two bids received; will re-post for new bids.

**Town Manager Search Committee-** Interviews continue.

**Agricultural Commission-** Farmers' Market continues with hours of 10-1. There has been an increase in vendors.

**Building Reuse Committee-** Going through RFP process for the properties.

**Capital Planning Committee-** Initial meeting held with process noted.

**School Building Committee-** Fields being installed. High school completely demolished. Approved second sign at the practice field; infrastructure will be installed. Dedication Ceremony October 22.

**Green Community Task Force (GCTF)-** No meeting held

**MJTC-** Harvard Town Center study presented. It was noted that the Complete Streets program does not include parking as part of its formula. Under the formula, street parking would be forfeited, which would be an issue for Harvard. Stormwater mobile app ready to go "live".

**MRPC-** no meeting held

**Open Space Ad Hoc Committee-** no meeting held

### **DEVELOPMENT STATUS REPORTS:**

**357 Electric Avenue (Unitil)-** Land clearing taking place.

**270 Electric Avenue (storage units)-** Applicant hopes to have the first building operational before Thanksgiving.

### **DIRECTOR'S ITEMS:**

**8 Massachusetts Avenue- Endorse Decision-** Decision approved at the September 12<sup>th</sup> meeting and signed this date. Decision will be filed with the Town Clerk's office and enter into a 20-day appeal period.

**155 Reservoir Road- Endorse Decision-** Decision approved at the September 12<sup>th</sup> meeting and signed this date. Decision will be filed with the Town Clerk's office and enter into a 20-day appeal period.

**Definitions and Use Table-** First draft of A-C presented to the Board. A. Burney to focus on Definitions for the Use Table in anticipation of presenting a second draft to the Board end October/beginning November.

**Board of Selectmen Town Counsel Discussion-** Noted Board of Selectmen not pleased with response timeliness of current Town Counsel and considering looking for firms to bid on being Town Counsel.

**MEETING SCHEDULE:**

**October 10** – no meeting, Columbus Day

**October 24 – 274 Prospect Street (continuation)** – A. Burney noted office meeting held this date with project engineer. Complete Impact Reports not expected for the October 24<sup>th</sup> continuation. Board will probably see more information on proposed units and site layout. K. Chenis inquired how density issue will be addressed as both the Applicant and the Board are not in agreement. Discussion will be held with the applicant. If it remains an issue, the Board can request clarification of the zoning opinion.

**November 14**

**November 28**

**BOARD COMMENT/CONCERNS:** D. Prokowiew inquired about the formation of a commerce/economic committee for the Village Center as he had been approached by citizens. It was recommended they approach Board of Selectmen.

**ADJOURNMENT:** 7:40 PM

Documents used at meeting:

Minutes

9.12.16

9.12.16- 8 Massachusetts Avenue

9.12.16- 155 Reservoir Road

9.12.16- 274 Prospect Street

Decision- 8 Massachusetts Avenue

Decision- 155 Reservoir Road

Definitions and Use Table – DRAFT